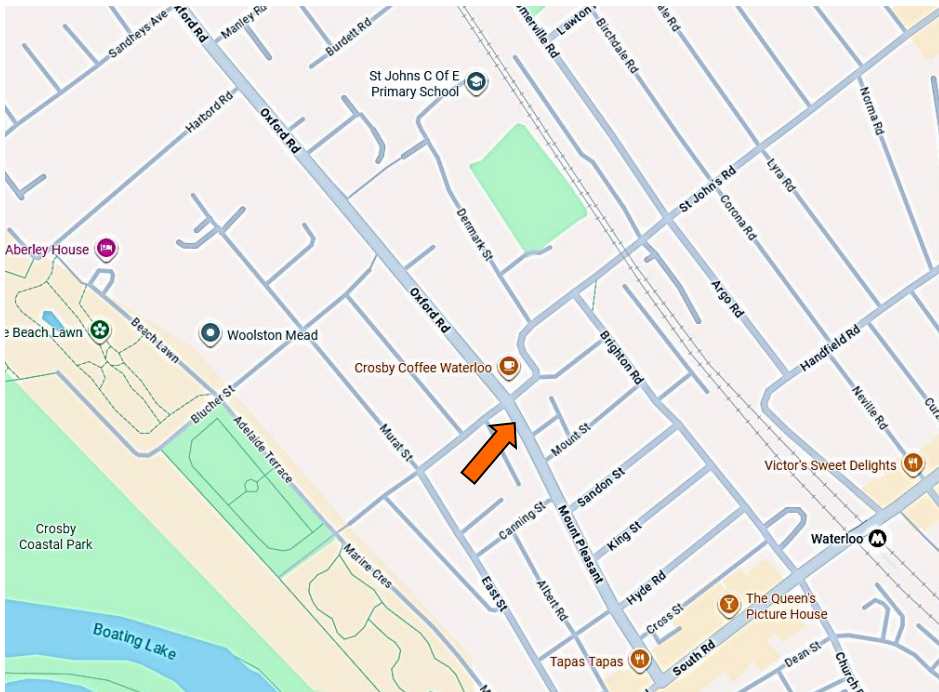




Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

S
&W

**Saville
& Woods**
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Commercial Property Agents
Specialist Valuers, Property Sales & Lettings

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COMPACT GROUND FLOOR SHOP UNIT IN BUSY MAIN ROAD LOCATION

25A OXFORD ROAD

WATERLOO

LIVERPOOL

MERSEYSIDE

L22 8QE



An opportunity to To Let an Attractive Compact Ground Floor Shop situated in a Busy Main Road Trading Position in Waterloo Liverpool. The Property is offered at a sensible starting rental of £100 per week and with only electricity bills, water & Insurance to think about, this is a fabulous opportunity for anyone to have a Shop or Office base in an area where rents are quite challenging. The Shop offers well-presented accommodation with a Double-Glazed Shop Front with a Ceramic Tiled Floor & Wall Mounted Electric Heater. The unit is also Fully Alarmed and there is a rear Kitchen and W.C. Waterloo is a coastal town in Sefton, Merseyside, just north of Liverpool. It is a popular residential area because of the excellent combination of the beach/coast, local shops & restaurants, and relatively easy access to Liverpool City centre. The area has excellent transport links with Frequent Bus Services, Speedy Road Links and trains from nearby stations. **There is a Walk-Through Video Available at <https://youtu.be/q9uqcEW7KKU>**

Full details are as follows:-



SALES SHOP 13'6 X 10 with Modern Double Glazed Shop Front, Ceramic Tiled Floor, Wall Mounted Electric Heater, Inset Ceiling Spot Lights, Panelled Walls.

REAR KITCHEN 5'8 X 8' with Double Base Cupboard Unit with Under Cupboard, Inset Single Drainer Stainless Steel Sink Unit, 'Fridgemaster' Refrigerator, Formica Working Surfaces, 11 Double Wall Unit, Ceramic Tiled Floor, Inset Spotlights.

SEPARATE W.C.

The Lease Terms

Term: Minimum Term of 3 years.

Rent: £5,200.00 per annum

Rent Deposit: £750.00

Rent Review: Annually in line with the Retail Price Index.

Legal Fees: Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal & external repairs, decoration, windows.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

The CODE FOR LEASING BUSINESS PREMISES Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

